

00-0-1636

City Council
Atlanta, Georgia

SUBSTITUTE ORDINANCE
BY: ZONING COMMITTEE

Z-00-77
11-2-00

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **675-695 Greenwood Avenue, N.E.**, be changed from the **I-1 (Light Industrial)** District, to the **RG-3-C (Residential General-Sector 3-Conditional)** District, to wit:

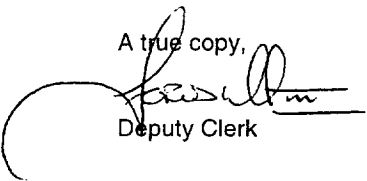
ALL THAT TRACT or land lying and being in Land Lot **17** of the **14th** District, **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed

A true copy,


Deputy Clerk

ADOPTED by the Council
RETURNED WITHOUT SIGNATURE OF THE MAYOR
APPROVED as per City Charter Section 2-403

DEC 04, 2000

DEC 13, 2000

CONDITIONS FOR Z-00-77

- 1) The site plan titled, "675 Greenwood Avenue", prepared by Surber Barber Choate and Hertlein, dated 9/7/00 and revised 10/3/00, stamped as received by the Bureau of Planning on October 12, 2000.
- 2) Entrance to the property from Greenwood Avenue shall be ungated.
- 3) The building shall be no higher than 89 feet.
- 4) All lower-level parking shall be screened so that it is not visible from Greenwood Avenue.
- 5) The attached agreement marked received by the Bureau of Planning November 2, 2000 and identified as Exhibit A is hereby considered a condition of this rezoning and its provisions shall be enforced as such.

condition:

- ⑤ Units limited to 29
⑥ Based on site plan dated ~~10/03/00~~ 10/03/00

To: Winnie Curry

Specifics of agreement reached on Friday, September 29, 2000
675 Greenwood Ave NE

1. Along Greenwood
Establish a three and 1/2 foot green space and plant with trees that have been used in surrounding areas such as Golden rain tree or trident maple.

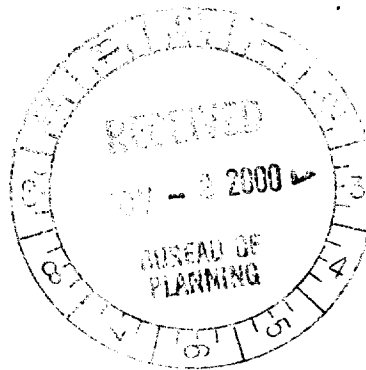
Put in a standard sidewalk next to the established green space.
2. Along the sides of the building
Plant trees that will grow at least 20 feet tall to screen the two stories of parking deck. Landscaping should be worked out with the adjacent apartment building to provide a green buffer.
3. In the rear of the property
Plant native shade trees at least one every 30 feet in natural or random order. Trees should reach a 60 to 80 feet height ultimately. Probably there will be room for 5-6 trees. Trees should be at least 3 to 6 inches caliper.
4. At least 20% of the area of the lot will be undisturbed green space. This is a minimum requirement.

Stephanie Coffin

Nyna,

These are the Conditions on Z-00-77. The first 4 were by Stephanie & the ⑤ & ⑥ Conditions were added by the VNCA Planning Committee.

Winnie



Z-00-77

Exhibit A
page 1 of 1

675 GREENWOOD AVENUE

PROPOSED SITE PLAN

GROSS LAND AREA - 64,296 SF
 NET LOT AREA - 44,988 SF
 RG3 ZONING MAX. FAR - .696
 RG3 MAX. RESIDENTIAL AREA - 44,750 SF
 90% EFFICIENCY YIELDS 40,275 SF (SELLABLE)
 - 29 UNITS @ 1,388 SF AVG.

NOTE: CURRENT ZONING IS I-1.
 RG3 ZONING IS CONTINGENT ON
 REZONING APPROVAL
 (APPLICATION • Z-00-77)

PROPOSED DEVELOPMENT:

RESIDENTIAL FLOOR AREA: 44,750 SF
 • UNITS: 29 MAX.
 PARKING SPACES: 2 PER UNIT-58

4 LEVELS RESIDENTIAL (DOUBLE STORY UNITS)
 OVER 2 LEVELS OF PARKING (SET INTO SLOPE)
 MAXIMUM HEIGHT: 85'

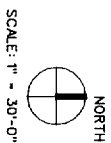
RESIDENTIAL BUILDING FOOTPRINT: 14,000 SF
 AREA OF DRIVEWAYS: 1,920 SF

F.A.R. (44,750/64,296) - .696
 T.O.S.R. (50,296/64,296) - .78 > .69
 U.O.S.R. (29,068/64,296) - .45 > .40

SUBER BARBER
 CHOATE & HERTLEIN
 ARCHITECTS, INC.

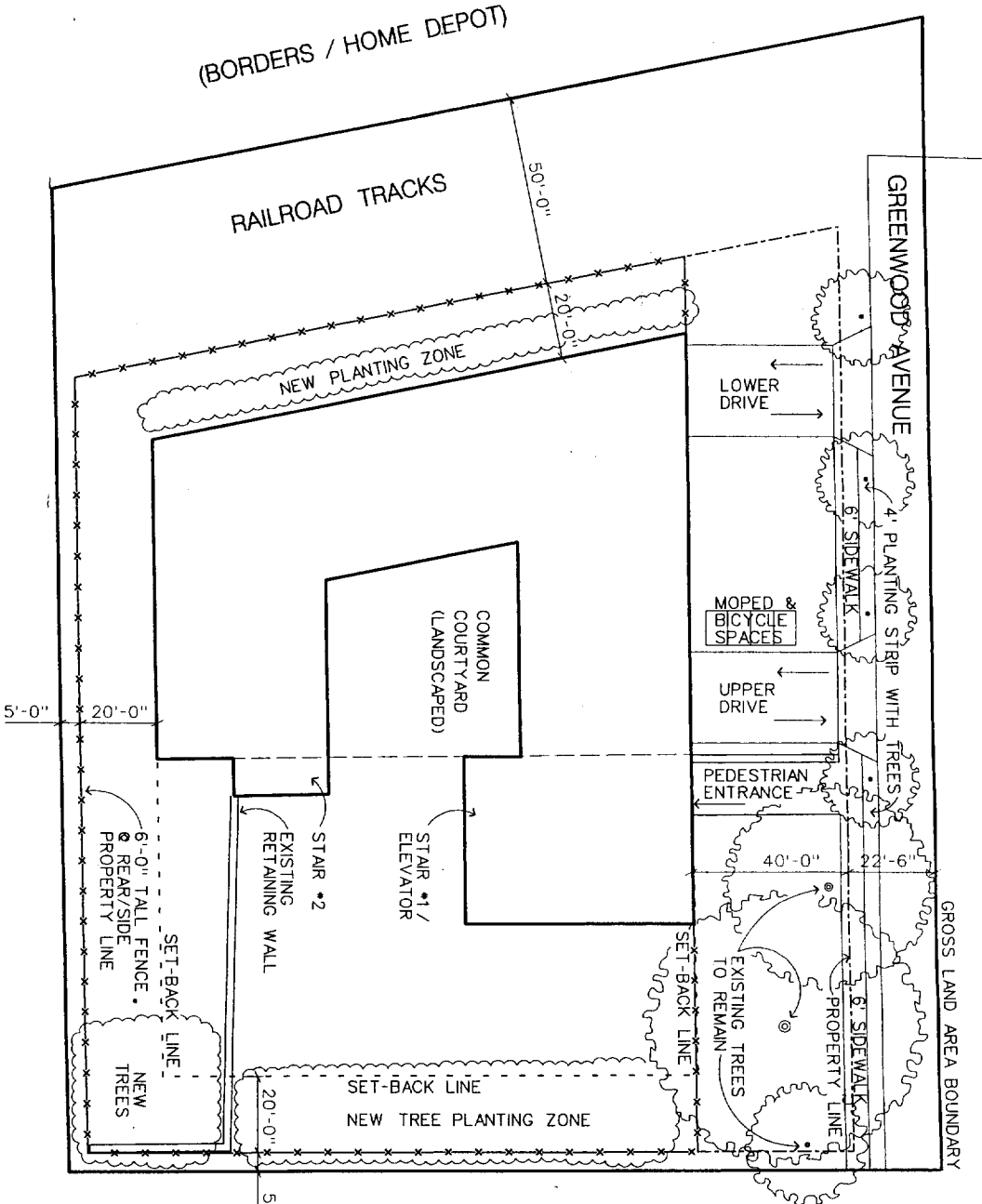
ONE REAGAN BLVD. SUITE 1000
 ATLANTA, GEORGIA 30309
 TELEPHONE: 404-872-2400 FAX: 404-872-1940

09/10
 REVISION 01/00/00



SCALE: 1" = 30'-0"

(APARTMENT COMPLEX)

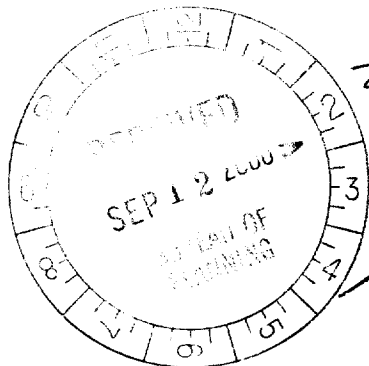


LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 17 of the 14th District, Fulton County, Georgia, and being more particularly described as follows:

Commencing at a 1½ inch rebar found on the southern right-of-way of Greenwood Avenue (45' right-of-way) and the western right-of-way of Ponce de Leon Place (50' right-of-way); Thence along the right of way of Greenwood Avenue South 89 degrees 17 minutes 12 seconds West, 209.87 feet to a ½ inch rebar found; said rebar being the TRUE POINT OF BEGINNING; Thence leaving said right-of-way South 00 degrees 02 minutes 31 seconds East, 150.07 feet to a 5/8 inch rebar set; Thence South 89 degrees 08 minutes 37 seconds West, 33.24 feet to a 5/8 inch rebar set; Thence South 89 degrees 08 minutes 37 seconds West, 34.90 feet to a 5/8 inch rebar set; Thence South 00 degrees 51 minutes 23 seconds East, 10.00 feet to a 5/8 inch rebar set; Thence North 89 degrees 08 minutes 37 seconds East, 68.00 feet to a 5/8 inch rebar set; Thence South 00 degrees 02 minutes 31 seconds East, 40.55 feet to a 5/8 inch rebar set; Thence South 89 degrees 08 minutes 11 seconds West, 204.00 feet to a 5/8 inch rebar set at the eastern right-of-way of Southern Railway Systems (100' right-of-way); Thence along said right-of-way North 11 degrees 14 minutes 56 seconds West, 204.33 feet to a 5/8 inch rebar set on the southern right-of-way of Greenwood Avenue; Thence along the right-of-way of Greenwood Avenue the following courses and distances: North 89 degrees 08 minutes 37 seconds East, 177.14 feet to a 5/8 inch rebar set; North 89 degrees 08 minutes 37 seconds East, 33.34 feet to a ½ inch rebar found; North 89 degrees 44 minutes 58 seconds East, 33.23 feet to a ½ inch rebar found; said rebar being THE TRUE POINT OF BEGINNING.

Said tract of land contains 1.017 Acres and is more accurately depicted on a Asbuilt survey prepared for Stephen's Warehouse, Inc.; said survey prepared by GeoSurvey, Ltd., certified by Trenton D. Turk, PLS No. 2411, dated September 28, 1999.



2-00-77

Trenton D. Turk



RCS# 2487
12/05/00
12:53 AM

Atlanta City Council

Regular Session

00-O-1636 Z-00-77; 675-695 Greenwood Ave., NE (F-6)
 I-1 to RG-3-C
 ADOPT ON SUB

YEAS: 14
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 1
EXCUSED: 0
ABSENT 1

Y McCarty	Y Dorsey	Y Moore	B Thomas
Y Starnes	Y Woolard	Y Martin	Y Emmons
Y Bond	Y Morris	Y Maddox	Y Alexander
Y Winslow	Y Muller	Y Boazman	NV Pitts

00-O-1636

00-0-1636

(Do Not Write Above This Line)

AN ORDINANCE Z-00-77
BY: ZONING COMMITTEE

AN ORDINANCE TO REZONE FROM THE I-1 (LIGHT INDUSTRIAL) DISTRICT TO THE RG-3 (RESIDENTIAL-GENERAL-SECTOR 3) DISTRICT, PROPERTY LOCATED AT 675-695 GREENWOOD AVENUE, N.E., FRONTING 243.71 FEET ON THE SOUTH SIDE OF GREENWOOD AVENUE BEGINNING 209.87 FEET WEST FROM THE SOUTHWEST CORNER OF PONCE DE LEON PLACE. DEPTH: 204.33 FEET; AREA: 1.017 ACRES; LAND LOT 17, 14TH DISTRICT, FULTON COUNTY, GEORGIA.
OWNER: STEPHEN'S WAREHOUSE, INC.
APPLICANT: RICHARD B. BELL
NPU-F COUNCIL DISTRICT 6

ADOPTED BY
DEC 0 4 2000

COUNCIL

SUBSTITUTE

- ☐ CONSENT REFER
☒ REGULAR REPORT REFER
☐ ADVERTISE & REFER
☐ 1st ADOPT 2nd READ & REFER

Date Referred 10-16-00
Referred To: ZRB: Zoning

First Reading

Committee

Date

Chair

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Other

Members

Refer To

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Other

Members

Refer To

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Other

Members

Refer To

Committee

Date

Chair

Actions

Fav, Adv, Held (see rev. side)

Other

Members

Refer To

Committee Zoning
Date 10-10-00
Chair Dennis Stans

Committee Zoning
Date 11-28-00
Chair Dennis Stans
Actions
Fav, Adv, Held (see rev. side)
Other on substitute
Members
Chair Dennis Stans
Refer To

Committee
Date
Chair
Actions
Fav, Adv, Held (see rev. side)
Other
Members
Refer To

COUNCIL ACTION

☒ 2nd☐ 1st & 2nd

Readings

☐ 3rd☐ Consent ☐ V Vote ☐ RC Vote

CERTIFIED

CERTIFIED
DEC 4 2000
ATLANTA CITY COUNCIL PRESIDENT
Richard B. Bell

CERTIFIED
DEC 0 4 2000
Richard B. Bell
MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED

DEC 13 2000

WITHOUT SIGNATURE
BY OPERATION OF LAW